

RESOLUTION 14-17

FINAL PLAT: ROYAL FARMS ESTATES SUBDIVISION, PHASE FOUR

WHEREAS, the South Weber City Planning Commission reviewed final plat for Royal Farms Phase Four 9-lot Subdivision located at approx. 7800 South 2325 East, at a public hearing on 24 April, 2014, and has recommended approval of the final plat subject to conditions; and

WHEREAS, a review by staff of the final plat and plans has determined the conditions set by the Planning Commission have been met; and

WHEREAS, the South Weber City Council reviewed the final plat for said subdivision at a public meeting on 10 June, 2014.

BE IT THEREFORE RESOLVED by the South Weber City Council that the final plat of Royal Farms Subdivision Phase Four is hereby approved subject to the following conditions:

1. A 60' Right-Of-Way (ROW) is being proposed which does not meet the current City Code (which requires 70' ROW's). However, because this subdivision received preliminary approval back in June 2004 when the City Code did required 60' ROW's, we concur that a 60' ROW should remain.
2. When the improvement plans are in final approved form, the City Engineer's office requests an electronic (pdf) set. These plans should be stamped and signed by the developer's licensed Professional Engineer. The City Engineer's office will affix approving language and signature to this set and email a copy to the City and the developer's engineer. This set will be used by the developer's engineer to issue construction drawings. Only signed and approved improvement plans will be allowed in the field during construction.
3. The developer must provide the City Engineer's office with a detailed engineer's cost estimate of the required improvements. When approved, this estimate will form the basis for the establishment of an escrow account and the developer's agreement along with the associated construction guarantee. This needs to be provided and approved before construction can start. However, the escrow account does not need to be created until the developer desires to have the plat recorded.
4. Prior to construction, the developer and his construction contractor must hold a pre-construction conference with the City Engineer's office and the City staff to review construction requirements.
5. Improvements Required Prior To Building Permit: Before the issuance of any building permits, improvements as indicated on improvement plans must be completed, inspected, and approved by the city, and all professional fees incurred to date shall be paid in full prior to any building permits being issued.

6. Escrow: Prior to recording of the final plat, the developer will be required to enter into an escrow agreement with the City to ensure completion of all public improvements to be installed as required by subdivision approval. The escrow amount shall be equal to the City Engineer's approved estimated cost of all required public improvements plus 10% of the total cost of all required improvements for contingencies, plus an additional 10% of the total cost of all required improvements as a guarantee fee, for a total of 125% of the City Engineer's approved estimated cost of all required improvements.
7. Recording Period: The developer shall submit the plat and developers agreement to the City within 120 days from the date of approval, along with a check for recording fees [SWC Code 11-2-2(C)], for recording of the plat with the County Recorder's Office. Plats not recorded within 120 days of final approval by the City Council shall be null and void and must be resubmitted to the City Council.
8. Commencement of Work: No work on improvements shall be commenced until finalized construction drawings have been approved by the city, final approval of the subdivision plan has been issued by the city council, escrow funds secured and proof provided to the city, and a preconstruction meeting held with the city engineer and other applicable entities. [SWC Code 11-4-2(D)].
9. Inspection and Release of Escrow Funds. The City shall inspect improvements throughout construction. The Developer shall be responsible to pay professional fees incurred for inspections. The City shall notify Escrow's agent in writing as to the installation of the improvement and the amount to be released. Escrow is entitled to release funds from this account only after receiving written notification from the City.
10. As Built Drawings: Reproducible as built drawings will be required prior to the final release of any contingency escrow funds. As built drawings are also required prior to Conditional Acceptance [SWC Code 11-4-2(K4)]. These must be supplied by the developer's engineer in electronic format compatible with AutoCAD 2008.
11. Conditional Acceptance: Notwithstanding the fact that the land on which the improvements will be located is dedicated at the time of the recording of a plat, the city shall not be responsible for the improvements, their construction, and/or maintenance until after a minimum one year guarantee period has expired and there is an official acceptance of the dedicated property and improvements by the city.
12. Professional Fees: Prior to recordation of the final plat, the developer will be required to pay all professional fees in full.

PASSED AND APPROVED by the City Council of South Weber this 10th day of June, 2014.

ATTEST:

MAYOR: Tamara P. Long

Jennie Knight, City Recorder